



MEMORANDUM

GOE
AGENDA ITEM NO. 2 (N)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed. D. and Members, Board of County Commissioners **DATE:** May 18, 2004

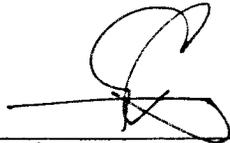
FROM: George M. Burgess, County Manager **SUBJECT:** Resolution Accepting Conveyances of Various Property Interests for Road Purposes to Miami-Dade County, Florida

The following instruments are being forwarded in one (1) Resolution for Commission acceptance.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Douglas Gardens Holding Corp., Inc.	TSE***	NE 2 Avenue NE 50 Terrace (District 3)	Obtained to install and maintain traffic signal equipment.
2.	Miami Jewish Home and Hospital for the Aged, Inc.	TSE***	NE 2 Avenue NE 51 Street (District 3)	Obtained to install and maintain traffic signal equipment.
3.	MINISTERIOS INTERNATIONAL EL REY JESUS, INC.	RWD* IA**	SW 144 Avenue SW 143 Terrace (District 11)	Obtained in order to allow a building permit to be issued prior to final plat recordation, in accordance with Chapter 28-11.
4.	ADRIAN FAMILY PARTNERSHIP, LTD.	RWD*	A portion of SW 42 Street from SW 129 Avenue west for approximately 306 feet and the radius thereof. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD* Right-of-Way Deed TSE*** Traffic Signal Easement
IA** Improvement Agreement QCD**** Quick Claim Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Edwin M. Carrion	RWD*	A portion of SW 123 Avenue from SW 240 Street north for approximately 330 feet and the 25 foot radius return thereof. (District 8)	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated.
6.	STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION (FDOT)	QCD****	A portion of NE 179 Street from State Road No. 5 (US-1) to the Florida East Coast Railway right-of-way and its radius returns. (District 4)	Obtained as part of the functional classification process.



Assistant County Manager

RWD* Right-of-Way Deed
IA** Improvement Agreement

TSE*** Traffic Signal Easement
QCD**** Quick Claim Deed

2



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: June 22, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owner's/Grantor's

1. **Douglas Gardens Holding Corp., Inc.**
2. **Miami Jewish Home and Hospital for the Aged, Inc.**
3. **MINISTERIOS INTERNACIONAL EL REY JESUS, INC.**
4. **ADRIAN FAMILY PARTNERSHIP, LTD.**
5. **Edwin M. Carrion**
6. **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)**

WHEREAS, upon consideration of the recommendation of the Public Works Department, the County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted, and the Director of the Public Works Department is authorized and directed to cause said instruments to be filed for record among the Public Records of Miami-Dade County, Florida; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to

f

construct any improvements within the above described properties tendered for road right-of-way.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of June, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.



By: _____
Deputy Clerk

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Douglas Gardens Holding Corp.,
Inc.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

[Signature]

Witness

NOURDES BOVE

Printed Name

[Signature]

Witness

Jay Sweeney

Printed Name

[Signature]

Witness

IAT LASH

Printed Name

[Signature]

Witness

Judi STARK

Printed Name

[Signature]

By: President

HAROLD BECK

Printed Name

Address if different

[Signature]

By: Secretary

STEPHEN A. CYREN

Printed Name

Address if different

CORP SEAL

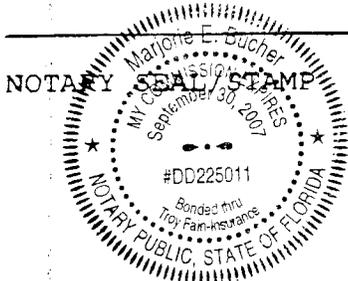
STATE OF Florida)
)
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 29th day of March, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared HAROLD BECK and STEPHEN CYPEN, personally known to me, or proven, by producing the following identification: _____ to be the President and Secretary of DOUGLAS GARDENS HOLDING, a corporation under the laws of the State of FLORIDA, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / (they) executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Marlene E. Bucher
Notary Signature

MARLENE E. BUCHER
Printed Notary Name



Notary Public, State of FLORIDA

My commission expires: 9/30/07

Commission/Serial No. DD225011

The foregoing was accepted and approved on the _____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

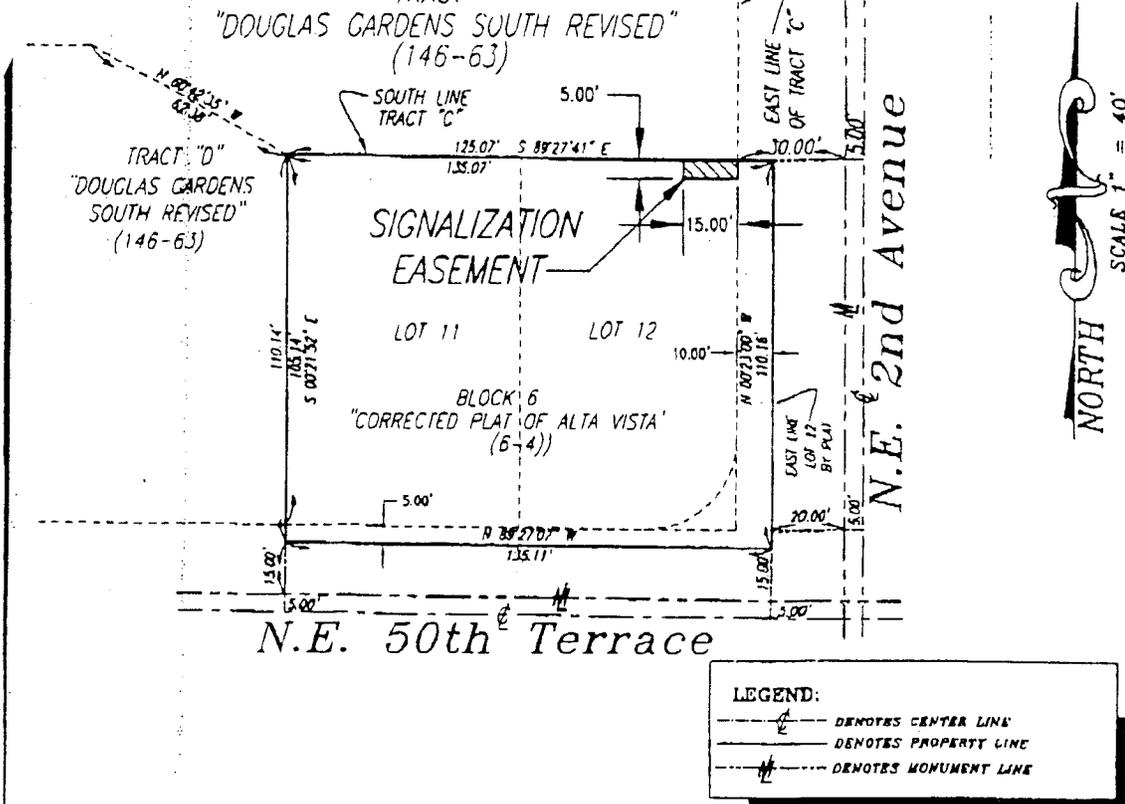
Special Assistant to the
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

MAR-01-2004 16:54 PAVARINI CONSTRUCTION

P.22



LEGAL DESCRIPTION
OF A TRAFFIC SIGNALIZATION EASEMENT

THE NORTH 5.00 FEET OF THE EAST 25.00 FEET OF LOT 12, BLOCK 6, LESS THE EAST 10.00 FEET THEREOF AS SHOWN ON THE "CORRECTED PLAT OF ALTA VISTA" AS RECORDED IN PLAT BOOK 6, AT PAGE 4 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

File name: K:\245341\DOUGLAS\SURVEY\DWG\DOUGLAS.DWG

Schwabke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO (954)435-7010 FAX NO. (954)438-3288



ORDER NO. 189039

DATE: 01-12-04

THIS IS NOT A "LAND SURVEY"

PREPARED UNDER MY SUPERVISION

Robert F. Jackson
PRESIDENT

ROBERT F. JACKSON, P.L.S. #2406 (STATE OF FLORIDA)

EXHIBIT A

9

Folio # 01 3/24 012: 0750

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence:
(2 witnesses for each signature or for all).

Miami Jewish Home & Hospital for The Aged, Inc.

LOUDES BOVE
Witness
Pauline Bove
Printed Name

[Signature]
By: President

HAROLD BECK
Printed Name

Address if different

Margie Bucher
Witness

MARJORIE BUCHEC
Printed Name

[Signature]
By: Secretary

LORRAINE GREENBERG
Printed Name

Address if different

Pauline Bove
Witness

LOUDES BOVE
Printed Name

Margie Bucher
Witness

MARJORIE BUCHEC
Printed Name

CORP SEAL

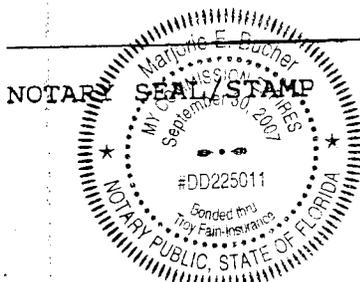
STATE OF Florida)
)
COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 29th day of March, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared HAROLD BECK and LORRAINE GREENBERG, personally known to me, or proven, by producing the following identification: _____ to be the President and Secretary of _____, a corporation under the laws of the State of FLORIDA, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / (they) executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Marjorie E. Bucher
Notary Signature

MARJORIE E. BUCHER
Printed Notary Name



Notary Public, State of FLORIDA

My commission expires: 9/30/07

Commission/Serial No. DD25011

The foregoing was accepted and approved on the _____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Special Assistant to the
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

N 57°17'08" E
77.49'

P.O.C.

S 00°23'00" E
182.84'

EAST LINE OF TRACT "C"



P.O.B.

S 89°37'00" W
5.00'

TRACT "C"
"DOUGLAS GARDENS SOUTH REVISED"
(146-63)

N.E. 51st
STREET

SIGNALIZATION EASEMENT

S 89°37'00" W
10.50'

S 00°23'00" E
21.65'

S 00°23'00" E
7.00'

N 89°37'00" E
26.32'

S 00°23'00" E
8.50'

N 89°37'00" E
143.42'

N 89°37'00" E
5.00'

N 89°37'00" E
8.50'

N 89°37'00" E

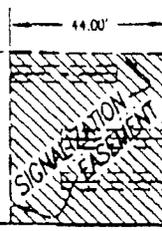
N.E. 2nd Avenue

LEGEND:

	DENOTES CENTER LINE
	DENOTES PROPERTY LINE
	DENOTES MONUMENT LINE
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.T.	DENOTES POINT OF TERMINUS

TRACT "D"
"DOUGLAS GARDENS SOUTH REVISED"
(146-63)

SOUTH LINE TRACT "C"
N 89°27'41" W 125.07'



LOT 11 BLOCK 6 LOT 12 10.00'
"CORRECTED PLAT OF ALTA VISTA"
(6-1)

EAST LINE LOT 11 BY PLAT 86-141

SHEET 1 OF 2

File name: K:\245341\DOUGLAS\SURVEY\DWG\DOUGLAS.DWG

Schwelbke-Shishkin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LP#87)
1240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO. (954) 438-1010 FAX NO. (954) 438-3288

ORDER NO. 189039
DATE: 01-12-04
THIS IS NOT A LAND SURVEY

PREPARED UNDER BY SUPERVISION

PRESIDENT
ROBERT F. JACKSON, P.L.S. #2408 (STATE OF FLORIDA)

Folio # 01 3124 043 0020

EXHIBIT A

LEGEND:

- |--- DENOTES CENTER LINE
- |--- DENOTES PROPERTY LINE
- |--- DENOTES MONUMENT LINE

LEGAL DESCRIPTION
OF A TRAFFIC SIGNALIZATION EASEMENT

A PORTION OF TRACT "C", "DOUGLAS GARDENS SOUTH REVISED", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 146 AT PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "C" AND RUN SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE THEREOF, FOR 182.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST FOR 5.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST FOR 93.44 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST FOR 10.50 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST FOR 23.65 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST FOR 7.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST FOR 26.32 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST FOR 8.50 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT "C", FOR 143.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 49.00 FEET OF THE EAST 44.00 FEET OF SAID TRACT "C".

ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SHEET 2 OF 2

File name: K:\245341\DOUGLAS\SURVEY\DWG\DOUGLAS.DWG

Schwelbke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO. (954)438-7010 FAX NO. (954)438-3288

ORDER NO. 169039

PREPARED UNDER MY SUPERVISION

DATE: 01-12-04

Robert F. Jackson PRESIDENT

THIS IS NOT A "LAND SURVEY"

ROBERT F. JACKSON P.L.S. #2408 (STATE OF FLORIDA)

EXHIBIT A



CFN 2004R0201214
 OR Bk 20147 Pgs 4977 - 4984 (8pgs)
 RECORDED 03/24/2004 14:02:15
 DEED DOC TAX 0.80
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Return to:
 Right of Way Division
 Miami-Dade County Public Works Dept
 111 N.W. 1st Street
 Miami, FL 33128-1970
Instrument prepared by:
 Andrew D. Conner, PSM
 Miami-Dade County Public Works Dept
 111 N.W. 1st Street, suite 1610
 Miami, FL 33128-1970
 Folio No. 30-5922-050-0020,0050,0060,
 0110,0120,0170,0180,0210,0220,0300,
 and 30-5922-050-0360
 User Department Public Works

SW 144 AVE.
 SW 143 TERR.
 Sec. 22 TWP. 55 Rg. 39

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
 CONVEYS THE TITLE FOR HIGHWAY PURPOSES
 BY CORPORATION**

STATE OF FLORIDA)
) SS
 COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 4 day of March, A.D. 2004, by and between MINISTERIOS INTERNACIONAL EL REY JESUS, INC., A FLORIDA NON-PROFIT CORPORATION, whose address is 9353 SW 152 AVENUE, MIAMI, FL 33196, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Suite 2710, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

**SEE Exhibit "A" and Exhibit "B"
 ATTACHED HERETO AND MADE A PART HEREOF**

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence: (2 witnesses for each signature or for all).

Maria A. Novato
Witness

Maria A. Novato
Printed Name

[Signature]
Witness

Jacqueline Delgado
Printed Name

x Alice M. Voga
Witness

Alice M. VOGA
Printed Name

William Lopez
Witness

William Lopez
Printed Name

MINISTERIOS INTERNATIONAL EL REY JESUS, INC., A FLORIDA NON-PROFIT CORPORATION

Guillermo Maldonado (Seal)
By: _____ President

Guillermo Maldonado
Printed Name

Address if different

[Signature] (Seal)
Attest: _____ Secretary

Rachelle Seibane
Printed Name

Address if different

CORP SEAL

STATE OF Florida)
) SS
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 4 day of March, A.D. 2005, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Guillermo Maldonado and Rachelle Seiburn, (personally known to me) or proven, by producing the following identification: Personally Known to be the Current President and Current Secretary of MINISTERIOS INTERNACIONAL EL REY JESUS, INC., A FLORIDA NON-PROFIT CORPORATION, whose address is 9353 SW 152 AVENUE, MIAMI, FL 33196, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that They executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



Joe Billini
Commission # DD079908
Expires Dec. 21, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Joe Billini
Notary Signature
Joe Billini
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 12/21/05
Commission/Serial No. DD079908

The foregoing was accepted and approved on the ___ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Special Assistant to the
County Manager

Printed Name

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

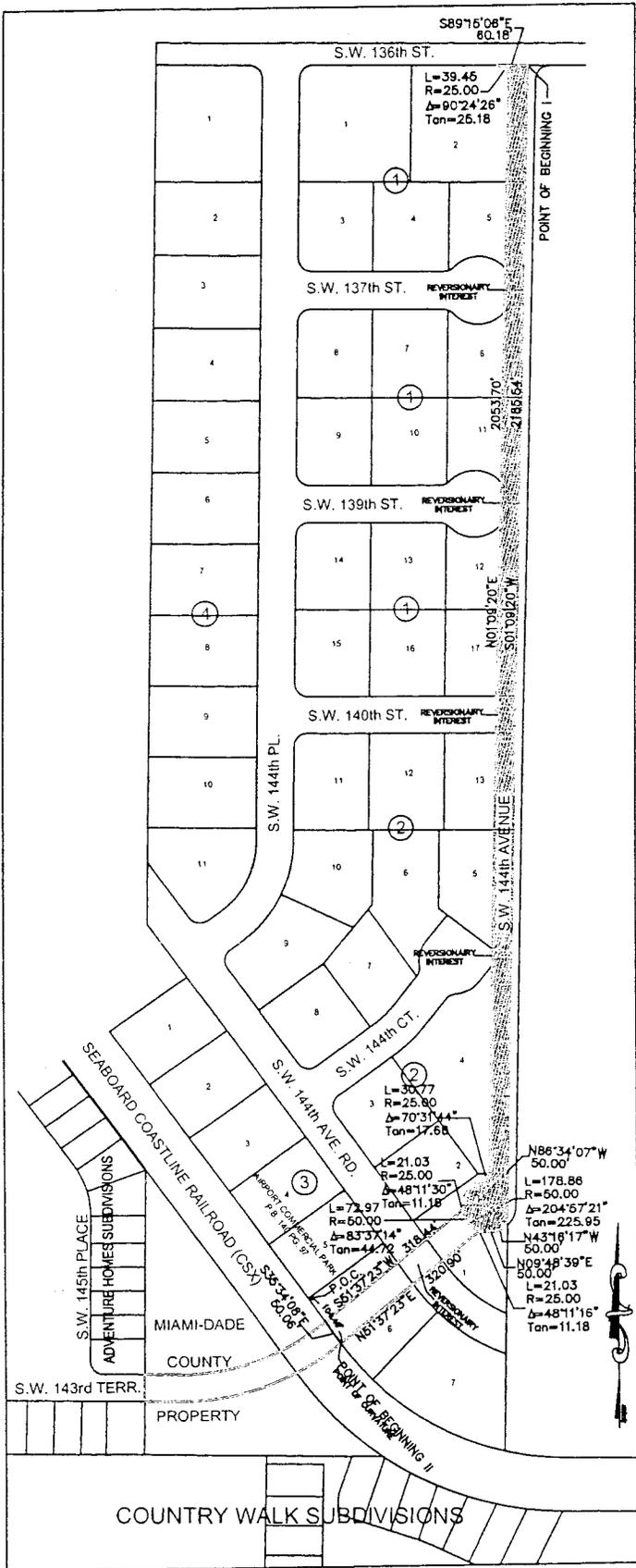
EXHIBIT "A"

Legal Description:

Portions of Lots 2, 5, 6, 11, 12 and 17 of Block 1, and portions of Lots 1, 4, 5 and 13 of Block 2, AIRPORT COMMERCIAL PARK, according to the plat thereof recorded in Plat Book 140 at Page 97 of the Public Records of Miami-Dade County, Florida, and the reversionary interest in portions of S.W. 137th Street, S.W. 139th Street, S.W. 140th Street and S.W. 144th Court, where said portions are contained within the following described parcel of land:

BEGIN at the Northeast Corner of said Lot 2, Block 1; thence $S01^{\circ}09'20''W$ along the Easterly line of said Plat of AIRPORT COMMERCIAL PARK for 2185.54 feet to a non-tangent point on a circular curve whose radius point bears $N43^{\circ}16'17''W$ from said point; thence Westerly, Northwesterly, and Northeasterly along the arc of said curve concave to the North, to the right, having a radius of 50.00 feet through a central angle of $204^{\circ}57'21''$ for an arc length of 178.86 feet to a point of reverse curvature; thence continue Northeasterly and Northerly along the arc of said curve concave to the West having a radius of 25.00 feet through a central angle of $70^{\circ}31'44''$ for an arc length of 30.77 feet to a point of tangency; thence $N01^{\circ}09'20''E$ along a line 35.00 feet Westerly and parallel with said Easterly line of said plat of AIRPORT COMMERCIAL PARK for 2053.70 feet to a point of curvature; thence Northwesterly along the arc of said curve concave to the Southwest, to the left, having a radius of 25.00 feet through a central angle of $90^{\circ}24'26''$ for an arc length of 39.45 feet to a point of cusp with the Southerly right-of-way line of S.W. 136th Street; thence $S89^{\circ}15'06''E$ along said Southerly right-of-way line of S.W. 136th Street for 60.18 feet to the POINT OF BEGINNING.

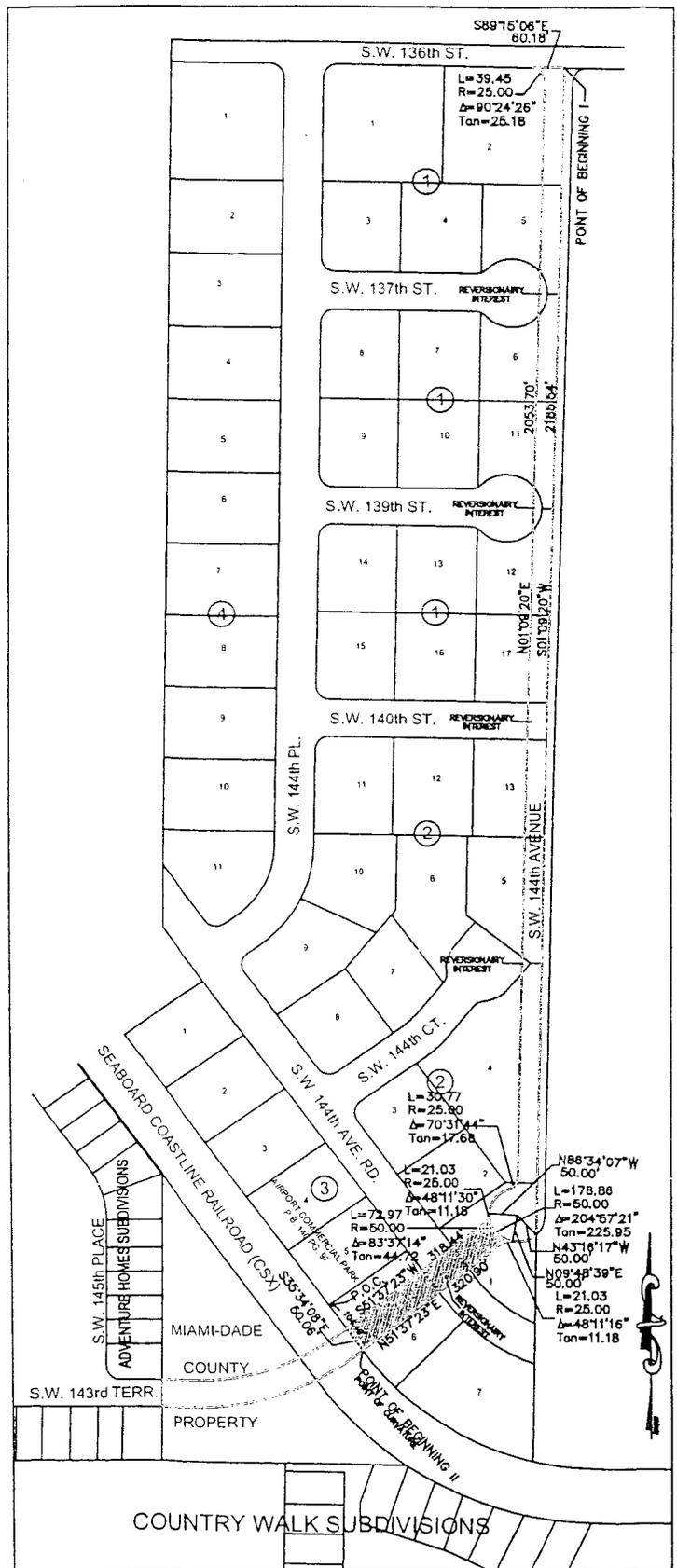
S.W. 144TH AVENUE



TO BE BUILT BY DEVELOPER

SKETCH OF EXHIBIT "A"
NOT DRAWN TO SCALE

S.W. 143rd TERRACE



TO BE BUILT BY PEOPLES TRANSPORTATION PLAN
RAILROAD CROSSING IS TO BE INCLUDED IN P.T.P.

20

SKETCH OF EXHIBIT "B"
NOT DRAWN TO SCALE

EXHIBIT "B"

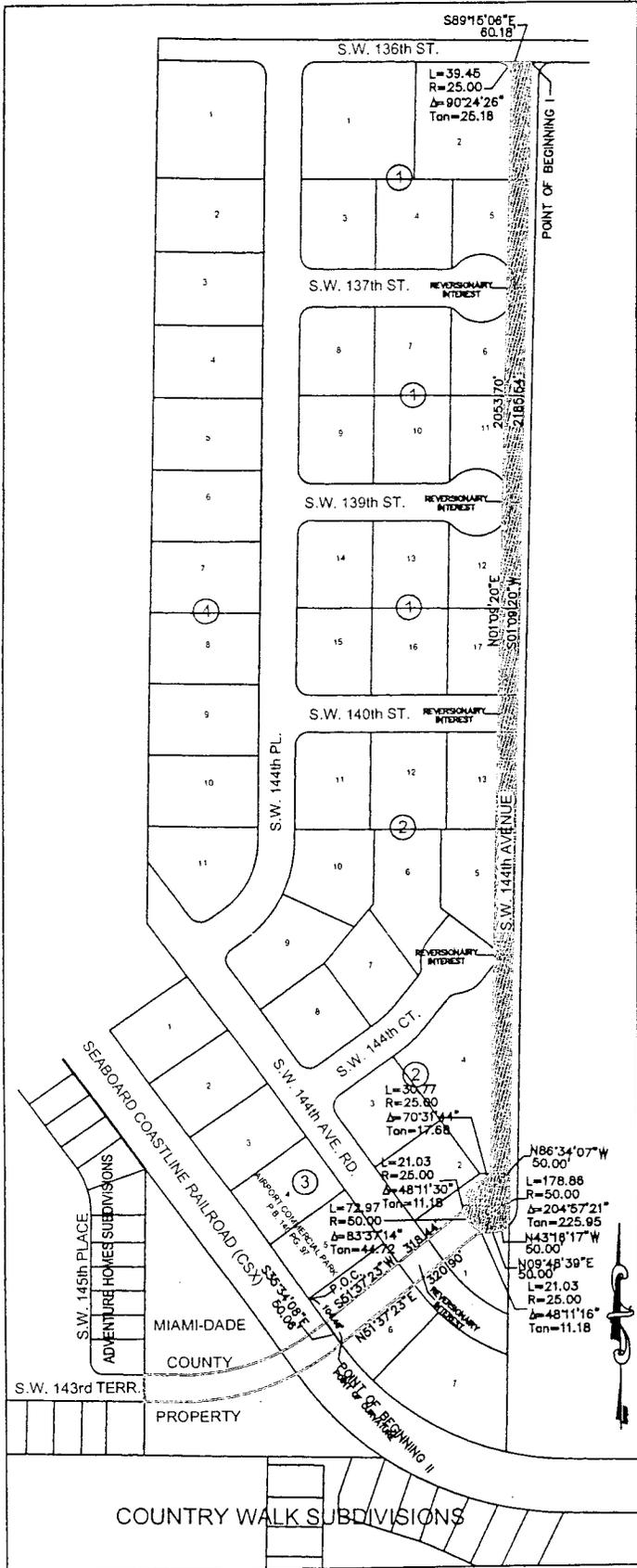
Legal Description:

A portion of Lot 1, Block 2 and a portion of Lot 6, Block 3, AIRPORT COMMERCIAL PARK, according to the plat thereof as recorded in Plat Book 140 at Page 97 of the Public Records of Miami-Dade County, Florida, and the reversionary interest in that portion of S.W. 144th Ave. Rd., where said portions are contained within the following described parcel of land:

Commence at the Southwest Corner of said Lot 6, Block 3; thence $S35^{\circ}34'08''E$ along the Southwesterly line of Lot 6, Block 3 said line also being the Northeasterly right-of-way line of the Seaboard Coastline Railroad according to said plat of AIRPORT COMMERCIAL PARK, as recorded in Plat Book 140 at Page 97 of the Public Records of Miami-Dade County, Florida for 104.49 feet to the POINT OF BEGINNING also being the point of curvature with a circular curve concave to the Northeast having a radius of 523.89 feet; thence $N51^{\circ}37'23''E$ (not continuing along said curve and departing said railroad right-of-way line) for 320.90 feet to a point of curvature with a circular curve, said course being along the Southeasterly right-of-way line of S.W. 143rd Terrace Extension; thence Northeasterly along the arc of said curve concave to the southeast, to the right, having a radius of 25.00 feet through a central angle of $48^{\circ}11'16''$ for an arc distance of 21.03 feet to a point of cusp with the CUL-DE-SAC at the Southerly terminus of S.W. 144th Avenue being a circular curve whose radius point bears $N09^{\circ}48'39''E$ from said point; thence reversing direction from the previous course Northwesterly along the arc of said CUL-DE-SAC curve concave to the Northeast, to the right, having a radius of 50.00 feet through a central angle of $83^{\circ}37'14''$ for an arc distance of 72.97 feet to a point of cusp with a circular curve whose radius point bears $N86^{\circ}34'07''W$ from said point; thence Southwesterly along the arc of said curve concave to the Northwest, to the right, having a radius of 25.00 feet through a central angle of $48^{\circ}11'30''$ for an arc distance of 21.03 feet to a point of tangency with a line 50.00 feet Northwesterly of said Southeasterly right-of-way line of S.W. 143rd Terrace Extension; thence $S51^{\circ}37'23''W$ along the Northwesterly right-of-way line of said S.W. 143rd Terrace Extension for 318.44 feet to a point of intersection with said Southwesterly line of Lot 6, Block 3, said line being also the Northeasterly right-of-way line of the Seaboard Coastline Railroad according to said plat of AIRPORT COMMERCIAL PARK, as recorded in Plat Book 140 at Page 97 of the Public Records of Miami-Dade County, Florida; thence $S35^{\circ}34'08''E$ along the aforesaid lines for 50.06 feet to the POINT OF BEGINNING.

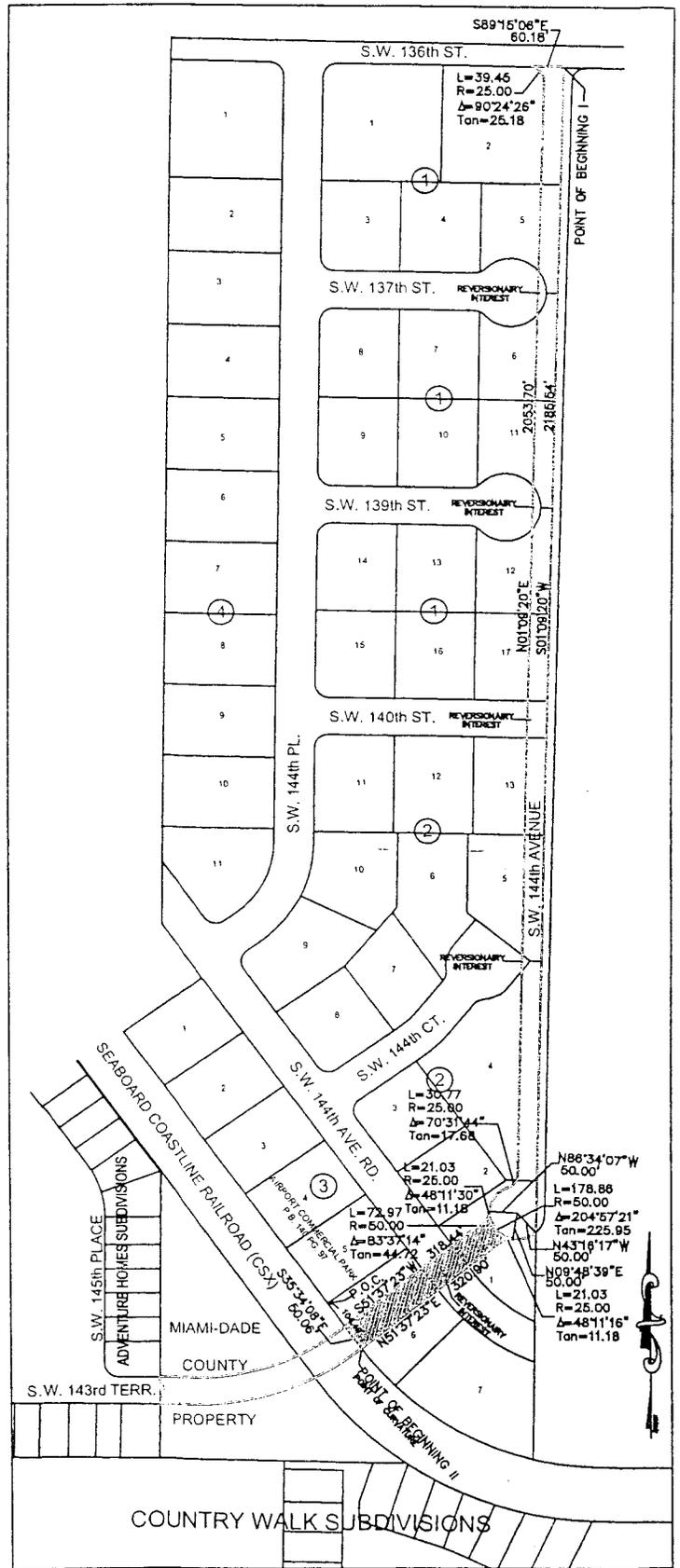
S.W. 144TH AVENUE

S.W. 143rd TERRACE



TO BE BUILT BY DEVELOPER

SKETCH OF EXHIBIT "A"
NOT DRAWN TO SCALE



TO BE BUILT BY PEOPLES TRANSPORTATION PLAN
RAILROAD CROSSING IS TO BE INCLUDED IN P.T.P.

SKETCH OF EXHIBIT "B"
NOT DRAWN TO SCALE

22

Return to:

Right of Way Division .
Miami-Dade County Public Works Dept .
111 N.W. 1st Street .
Miami, FL 33128-1970 .

Instrument prepared by:

Andrew D. Conner, PSM .
Miami-Dade County Public Works Dept .
111 N.W. 1st Street, suite 1610 .
Miami, FL 33128-1970 .
Folio No. 30-5922-050-0020,0050,0060, .
0110,0120,0170,0180,0210,0220,0300, .
and 30-5922-050-0360 .
User Department Public Works .

SW 144 AVE
SW 143 TERR.
Sec. 22 TWP. 55 Rg. 39

IMPROVEMENT AGREEMENT

WHEREAS, MINISTERIOS INTERNATIONAL EL REY JESUS, INC., A FLORIDA NON-PROFIT CORPORATION, whose address is 9353 SW 152 AVENUE, MIAMI, FL 33196, hereinafter referred to as the **OWNER**, is the owner of the following described property:

Lots 2, 5, 6, 11, 12 and 17 of Block 1, and Lots 1, 4, 5 and 13 of Block 2, AIRPORT COMMERCIAL PARK, according to the plat thereof recorded in Plat Book 140 at Page 97 of the Public Records of Miami-Dade County, Florida.

AND WHEREAS, the said **OWNER** desires to re-plat and develop this property in a manner that requires them by law to dedicate and improve a public right-of-way for S.W. 144th Avenue to S.W. 143rd Terrace Country Walk Extension in order to obtain a building permit for a church.

AND WHEREAS, the Director of Miami-Dade County Department of Public Works, the **DEPARTMENT**, hereinafter referred to as the **DIRECTOR**, recommends that a building permit for the church not be issued unless the **OWNER** dedicates the right-of-way for the aforementioned Avenue as described in the attached Exhibit "A" for road purposes and obligates itself to design and construct the full width 50.00 foot road for Exhibit "A" in accordance with County standards prior to seeking a certificate of completion for the church building or within a six month period from the effective date of this agreement, whichever occurs first.

NOW THEREFORE, the DEPARTMENT, in consideration of the OWNER'S willingness to immediately dedicate, design and construct the full width of the road for S.W. 144th Avenue more particularly described in Exhibit "A", hereby agrees to recommend that a building permit be issued, at this time, provided that the Owner complies with the requirements of Chapter 28-11, and to recommend to the Board of County Commissioners that Exhibit "A" be accepted for right-of-way.

It is understood and agreed by the parties hereto, that should the said OWNER refuse to improve or fail to make said improvements to S.W. 144th Avenue within the aforementioned time period from the effective date of this agreement or be unable to pay for such improvements at that time, the DIRECTOR shall have the right to cause said construction to be completed, within the herein offered right-of-way, adjacent to the OWNERS' remaining property and to recover, from OWNER, a pro rata share of the total road improvement costs on a front footage basis by means of annual special assessments which, until paid, shall constitute a lien upon OWNERS' property to the same extent as the lien for general County taxes, payment of said assessments, as well as the lien and enforcement of said assessments, shall be the same as for Improvement Districts as stated in Chapter 18 of the Code of Miami-Dade County.

This Agreement shall be binding upon the DEPARTMENT and the OWNER, and shall be binding upon their successors and assigns as a covenant running with the land, but in the event of a sale of such property by the aforesaid OWNER first mentioned shall be personally relieved of this obligation.

It is understood and agreed by the parties hereto that the DIRECTOR or COUNTY is not obligated to construct any other roadway or provide public access to OWNERS' property referred to herein.

IN WITNESS WHEREOF, the OWNER has caused this Agreement to be executed this 4 day of March, A.D. 2004, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence: (2 witnesses for each signature or for all).

MINISTERIOS INTERNACIONAL EL REY JESUS, INC., A FLORIDA NON-PROFIT CORPORATION

Maria A. Novero
Witness

Maria A. Novero
Printed Name

[Signature]
Witness

Jacquelie Delgado
Printed Name

Alice M. Vega
Witness

Alice M. Vega
Printed Name

William Lozano
Witness

William Lozano
Printed Name

Guillermo Maldonado
By: _____ President

Guillermo Maldonado
Printed Name

Address if different

[Signature]
By: _____ Secretary

Rachelle Seibane
Printed Name

Address if different

CORP SEAL

STATE OF Florida)
) SS
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 4th day of March, A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Guillermo Maldonado and Rachelle Seibane, personally known to me, or proven, by producing the following identification: personally known to be the current President and current Secretary of MINISTERIOS INTERNACIONAL EL REY JESUS, INC., A FLORIDA NON-PROFIT CORPORATION, whose address is 9353 SW 152 AVENUE, MIAMI, FL 33196, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that They executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



Joe Billini
Commission # DD079908
Expires Dec. 21, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Joe Billini
Notary Signature
Joe Billini
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 12/21/2005

Commission/Serial No. DD079908

EXHIBIT "A"

Legal Description:

Portions of Lots 2, 5, 6, 11, 12 and 17 of Block 1, and portions of Lots 1, 4, 5 and 13 of Block 2, AIRPORT COMMERCIAL PARK, according to the plat thereof recorded in Plat Book 140 at Page 97 of the Public Records of Miami-Dade County, Florida, and the reversionary interest in portions of S.W. 137th Street, S.W. 139th Street, S.W. 140th Street and S.W. 144th Court, where said portions are contained within the following described parcel of land:

BEGIN at the Northeast Corner of said Lot 2, Block 1; thence S01°09'20"W along the Easterly line of said Plat of AIRPORT COMMERCIAL PARK for 2185.54 feet to a non-tangent point on a circular curve whose radius point bears N43°16'17"W from said point; thence Westerly, Northwesterly, and Northeasterly along the arc of said curve concave to the North, to the right, having a radius of 50.00 feet through a central angle of 204°57'21" for an arc length of 178.86 feet to a point of reverse curvature; thence continue Northeasterly and Northerly along the arc of said curve concave to the West having a radius of 25.00 feet through a central angle of 70°31'44" for an arc length of 30.77 feet to a point of tangency; thence N01°09'20"E along a line 35.00 feet Westerly of and parallel with said Easterly line of said plat of AIRPORT COMMERCIAL PARK for 2053.70 feet to a point of curvature; thence Northwesterly along the arc of said curve concave to the Southwest, to the left, having a radius of 25.00 feet through a central angle of 90°24'26" for an arc length of 39.45 feet to a point of cusp with the Southerly right-of-way line of S.W. 136th Street; thence S89°15'06"E along said Southerly right-of-way line of S.W. 136th Street for 60.18 feet to the POINT OF BEGINNING.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence:
(2 witnesses for each signature or for all).

ADRIAN FAMILY PARTNERSHIP, LTD.,
A Florida limited partnership, by its General Partner, ADRIAN FAMILY PARTNERSHIP, INC., a Florida corporation

Martha Perez
Printed Name: Martha Perez

By: *Pedro Adrian*
Pedro Adrian, President

Sarina Garcia
Printed Name: Sarina Garcia

Attest:
By: *Pedro Adrian*
Pedro Adrian, Secretary

Martha Perez
Printed Name: Martha Perez

Sarina Garcia
Printed Name: Sarina Garcia

CORPORATE SEAL

ACKNOWLEDGMENT PAGE FOLLOWS

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 25 day of March, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared PEDRO ADRIAN, as President and Secretary of Adrian Family Partnership, Inc., a Florida corporation, General Partner of Adrian Family Partnership, Ltd., a Florida limited partnership. He is personally known to me or has produced the following identification: _____, and in whose name the foregoing instrument is executed and that said officer severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

[Signature]
Notary Signature
Marta Perez
Printed Notary Name



Notary Public, State of Florida
My commission expires: _____
Commission/Serial No. _____

The foregoing was accepted and approved on the ____ day of _____, A.D. 2004, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodriguez, P.L.S.
Folio No. 30-6924-000-1090
User Department: Public Works

SW 123 AVE
SW 240 ST
Sec. 24 TWP. 56 Rg. 39

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 2nd day of November, A.D. 2003, by and between Edwin M. Carrion, whose address is 3880 SW 97th Street, Miami, Florida 33156, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The east 25 feet of the E 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida;

AND

The area bounded by the north line of the south 35 feet of the NW 1/4 of said Section 24, bounded by the west line of the east 25 feet of the SW 1/4 of the SE 1/4 of the NW 1/4 of said Section 24, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.


Approved as description
Date 4/13/04
P.L.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, HIS heirs and assigns, and THEY shall have the right to immediately re-possess the same.

And the said party of the first part doES hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set HIS hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

Guillermo Oseida
Witness

GUILLERMINA OSEDA
Witness Printed Name

Christina Williams
Witness

Christina Williams
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

E. M. Carrion (SEAL)

EDWIN M. CARRION
Printed Name

7880 SW 97 ST MIAMI, FL 33156
Address (if different)

(SEAL)

Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 2nd day of NOVEMBER, 2003, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared EDUEN M. CARRION, and _____, personally known to me, or proven, by producing the following methods of identification:

_____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Guillermina Ojeda

Notary Signature

GUILLERMINA OJEDA

Printed Notary Name



NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 07/15/2007

Commission/Serial No. DD0231697

The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk



This instrument prepared by,
or under the direction of,
D. Michael Schloss, Esq.
Department of Transportation
Address: 1000 NW 111th Avenue,
Miami, Florida 33172

Parcel No.: 6000 (Formerly Parcel 100)
Item/Segment No.: 2491941
Managing District: Six

CFN 2491941
GR DE 2491941
RECORDED BY 111007 04/27/03
HAPPEL PUBLIC RECORDS
MIAMI-DADE COUNTY, FLORIDA

QUITCLAIM DEED

Sec. 9 TWP. 52 Rg. 42

THIS INDENTURE, Made this May 28 2003 by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 1000 NW 111th Avenue, Miami, Florida 33172, to MIAMI-DADE COUNTY, Party of the Second Part, whose address is 111 NW First Street, Miami, Florida 33128.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Six Florida Department of Transportation on May 28 2003 Pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest in all that certain land situate in Miami-Dade County, Florida, viz:

(See Exhibit A attached hereto and made a part hereof)

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and the State of Florida Department of Transportation by its District Secretary, District and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

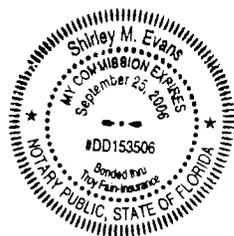
ATTEST: Vicki J. Scheffer
(type/print name) Vicki J. Scheffer
Executive Secretary

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
By: Jose Abreu
(type/print name) Jose Abreu
District Six Secretary



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 5/28/03, by Jose Abreu, District Secretary for District Six, who is personally known to me or who has produced _____ as identification.



(Affix Notary Seal) Shirley M. Evans
(type/print name) SHIRLEY M. EVANS
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 2006

1500

PARCEL 6000 (Remainder of Parcel 100)

PROJECT 87030-2569

That portion of land northerly of and adjoining the North line of Lot 9, MAULE FEDERAL HIGHWAY INDUSTRIAL SITES, according to the Plat thereof, as recorded in Plat Book 46, at Page 55, of the Public Records of Dade County, Florida, lying in the NE¼ of Section 9, Township 52 South, Range 42 East, Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 9, MAULE FEDERAL HIGHWAY INDUSTRIAL SITES, said point being a point on the East Right of Way line of the Florida East Coast Railroad; thence run S74°28'40"E along the North line of said Lot 9, for a distance of 67.92 feet to the point of intersection with a line which is 33.75 feet West of and parallel with the West Right of Way line of State Road 5, as shown on the Florida Department of Transportation Right of Way Map Section No. 87030-2201; thence run N15°31'20"E along said parallel line, for a distance of 50.00 feet to a point on a line 50.00 feet North of and parallel with the North line of said Lot 9; thence run N74°28'40"W along said line 50.00 feet North of and parallel with the North line of said Lot 9, for a distance of 67.95 feet to the point of intersection with said East Right of Way line of Florida East Coast Railroad; thence run S15°29'40"W, along said East Right of Way line of Florida East Coast Railroad, for a distance of 50.00 feet to the point of intersection with the North line of said Lot 9 and to the POINT OF BEGINNING.
Containing 3,397 square feet, more or less.

TOGETHER WITH

That portion of N.E. 179 Street Roadway Crossing, as now constructed and maintained, within the 100 foot right of way of the Florida East Coast Railway lying easterly of and adjoining West Dixie Highway in Section 9, Township 52 South, Range 42 East, Dade County, Florida.
Containing 5,626 square feet, more or less.

All containing an aggregate area of 9,023 feet, more or less.

ART/10/10/94
REV/04/31/03/AT

